

## **COMMITTEE OF THE WHOLE – JANUARY 16, 2006**

### **SIGN VARIANCE APPLICATION**

**FILE NO: SV.05-24**  
**OWNER: WOODBRIDGE GATES INC.**  
**LOCATION: 7945 KIPLING AVENUE**  
**LOT NO. 7, CONCESSION 7**

### **Recommendation**

That Sign Variance Application SV.05-24, Woodbridge Gates Inc., be REFUSED.

### **Economic Impact**

None.

### **Purpose**

Request to install Development Signs as shown on the attached drawings having the following areas:

Sign #1 - 21.9 sq m with a 5.3 sq m return on both sides (attached to existing dwelling)

Sign #2 - 44.5 sq m (attached to Sales Pavilion)

Sign #3 - 28.4 sq m (free standing)

Sign #4 - 17.5 sq m (V-shaped and free standing)

### **Background- Analysis and Options**

#### **By-Law Requirements (203-92, as amended)**

- 12.1 (1) (c) Each builder is permitted a maximum of two (2) signs, with a combined sign face area not to exceed 20.0 sq m.
- 12.2 (a) One (1) wall sign advertising the sale of lots or dwellings may be erected on a wall of a sales trailer or sales pavilion provided that it covers no more than 50% of one (1) wall of the sales trailer or sales pavilion.

### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

### **Conclusion**

The By-law permits only one Development Sign of 20.0 sq m. per lot frontage.

Members of the Sign Variance Committee are of the opinion that the applicant's proposal far exceeds the maximums contained within the City's Sign By-Law and do not support the application.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

### **Attachments**

1. Location Map
2. Sketches of Sign 1, 2 & 3

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services  
Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/as

WOODBRIDGE AVENUE  
SIGN #2  
SIGN #3

24' x 20'

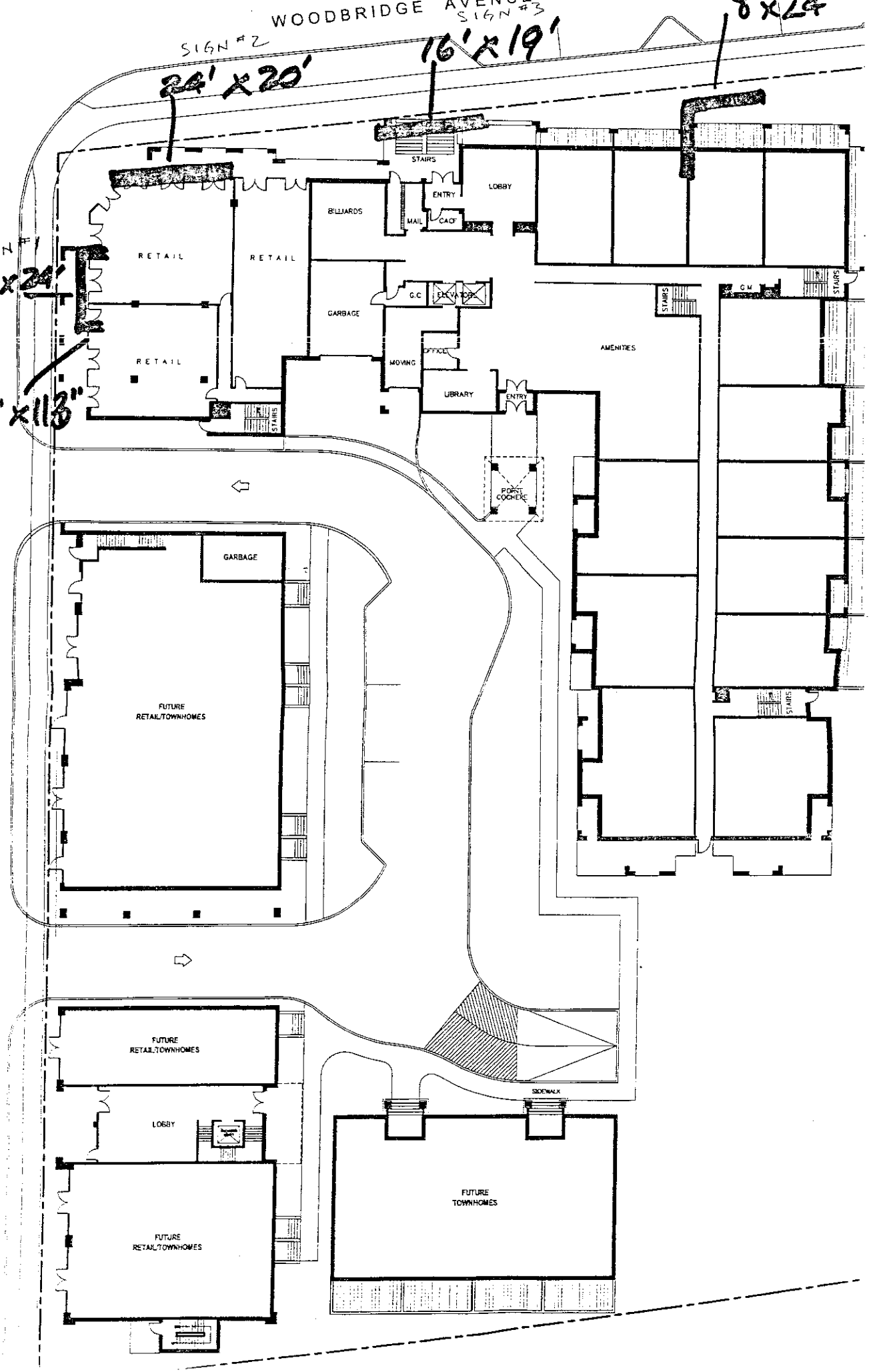
16' x 19'

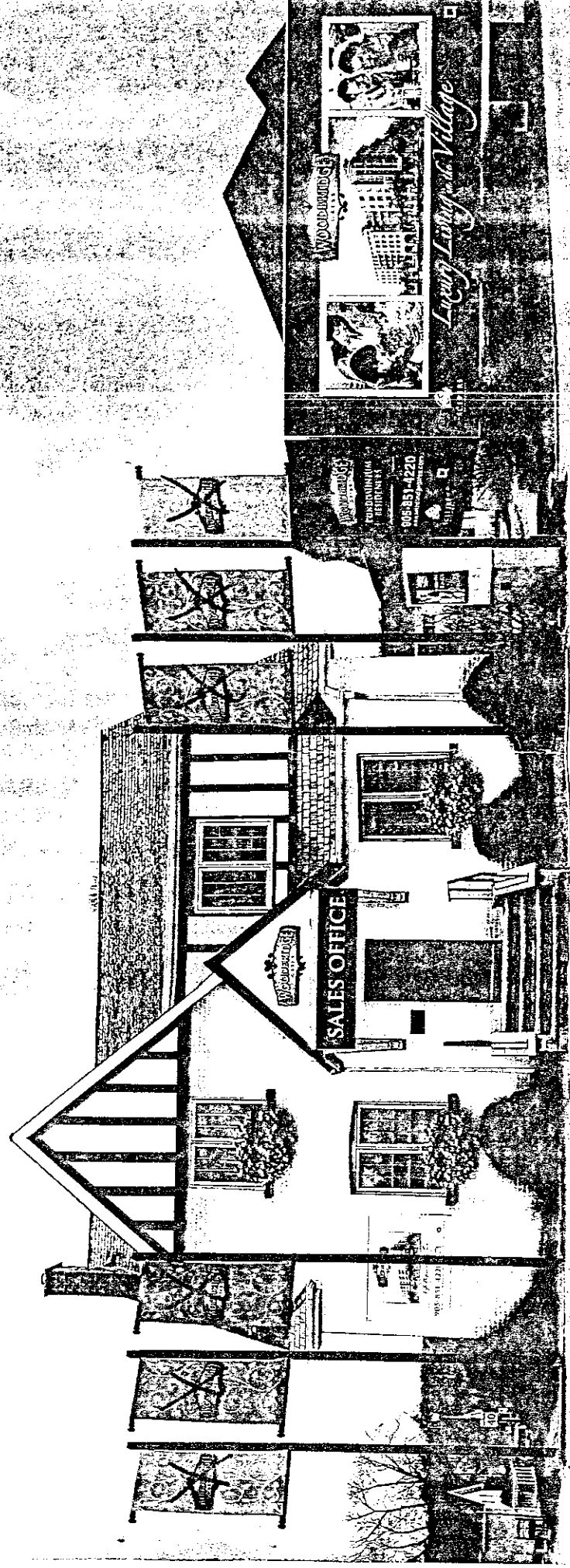
8' x 24'

SIGN #1  
10' x 24'

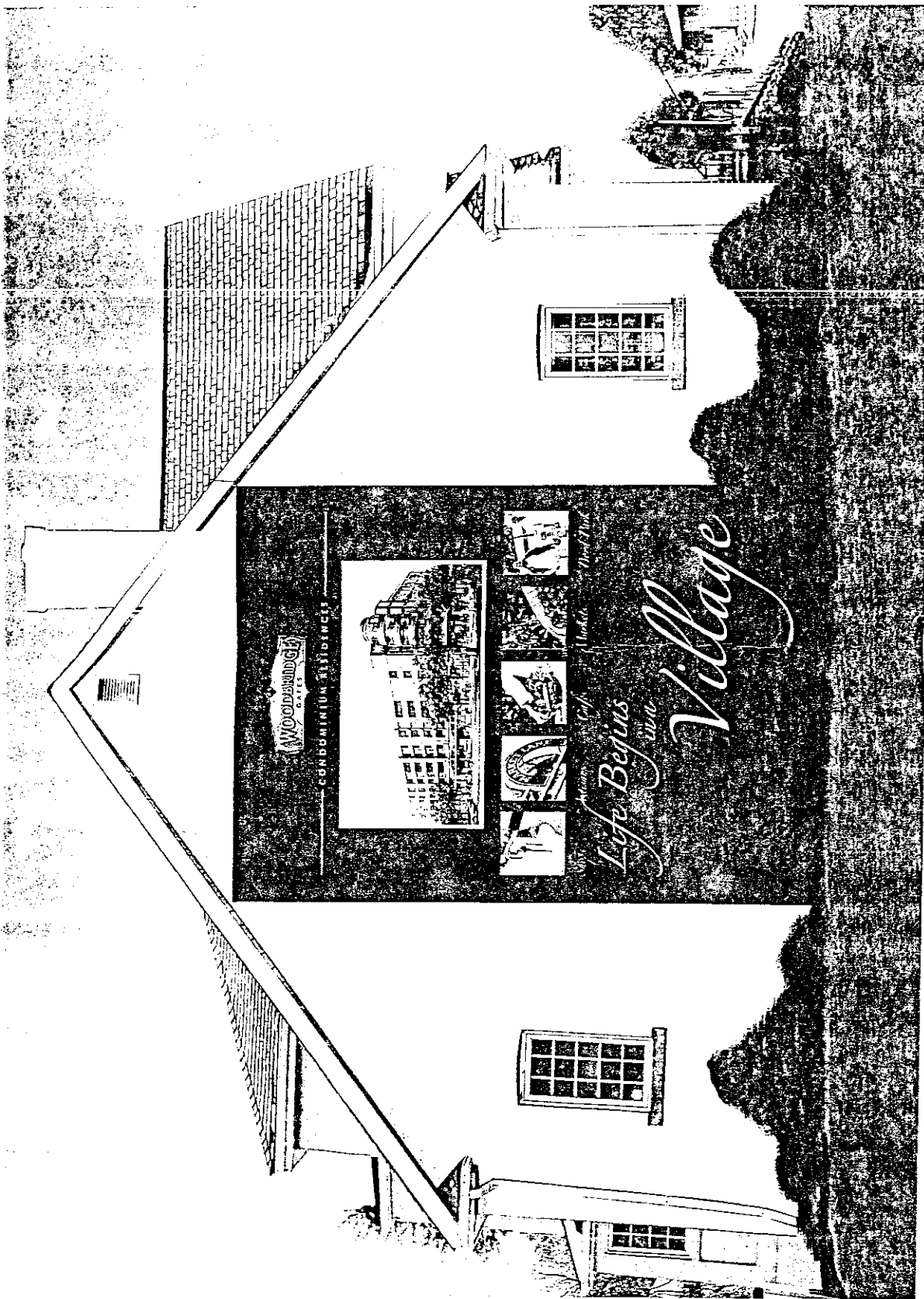
75" x 113"

KIPLING AVENUE



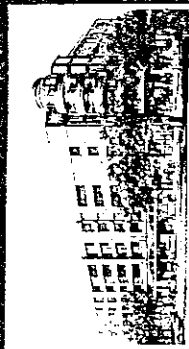


SIGN # 1



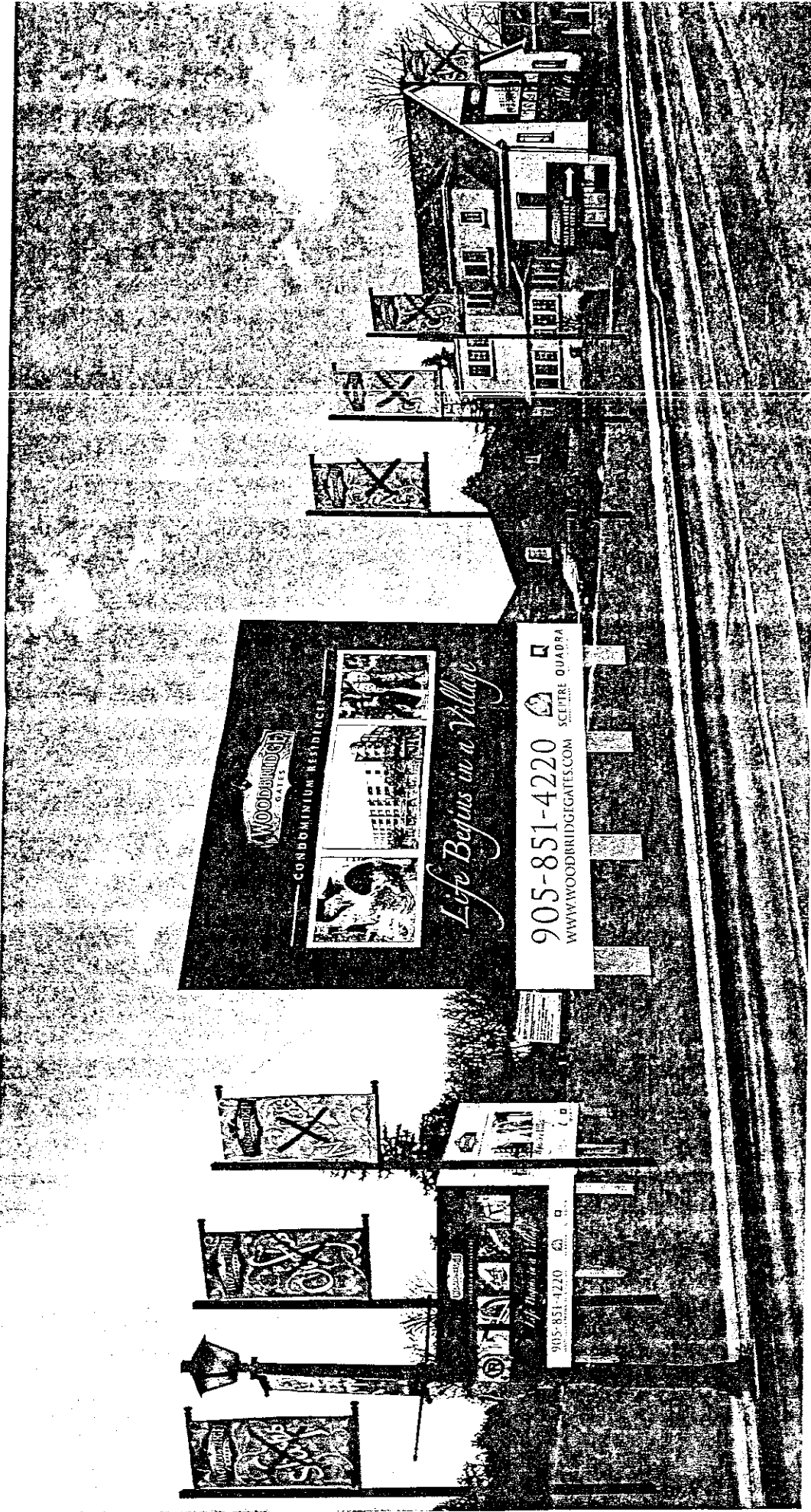
**WOODBRIDGE**  
GATES

CONDOMINIUM RESIDENCES



*Life Begins Here*  
*Village*

SIGN # 2




  
**WOODBRIDGE GATES**
  
 CONDOMINIUM RESIDENCES



*Life Begins in a Village*

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 SCEPTRE QUADRA

SIGN #4

SIGN #3